



and passed and approved January 27, 1971, recorded in Ordinance Book 8, Pages 405 to 509 inclusive, as amended, so as to establish and rezone the following described area from Planned Development No. 58 for Special Complex (Office/Warehouse) and Planned Development No. 59 for Multi Family-1 to Planned Development for Multi Family:

Being all that certain tract or parcel of land out of the Jose Gill Survey A-1714 in Dallas County, Texas, A-567 in Tarrant County and being more particularly described as follows:

BEGINNING at an iron rod set for corner in the north right-of-way line of Warrior Trail, according to the plat recorded in Volume 80209, Page 1166, Deed Records, Dallas County, Texas and Volume 388-138, Page 23, Plat Records, Tarrant County, Texas and having Texas Coordinate System, North Central Texas Zone Coordinates of  $X=2,143,234.41$  and  $Y=375,545.94$  and further being 2235.40 feet easterly from the intersection of the east right-of-way line of Great Southwest Parkway;

THENCE: with the north right-of-way line of Warrior Trail,  $N 89^{\circ}56'15'' W$ , a distance of 85.25 feet to a 1" iron rod found for a corner and the beginning of a curve to the right having a central angle of  $20^{\circ}44'08''$  and a radius of 927.11 feet;

THENCE: with said right-of-way curve, an arc distance of 335.52 feet to a 1" iron rod found for the beginning of a reverse curve to the left having a central angle of  $20^{\circ}36'20''$  and a radius of 1013.21 feet;

THENCE: with said right-of-way curve, an arc distance of 364.38 feet to an iron rod found for the end of said curve;

THENCE: continuing with said right-of-way line,  $N 89^{\circ}50'27'' W$ , a distance of 223.11 feet to an iron rod found for a corner

THENCE: leaving said right-of-way line,  $N 00^{\circ}09'33'' E$ , a distance of 1657.98 feet to an iron rod set in an old fence line and by deed call the north line of the Jose Gill Survey;

THENCE: with the old fence line,  $S 88^{\circ}46'14'' E$ , a distance of 488.39 feet to an iron pipe found for an angle point;

THENCE: continuing with the old fence line,  $S 88^{\circ}53'55'' E$ , a distance of 1046.86 feet to an iron rod found for a corner;

THENCE:  $S 00^{\circ}02'14'' W$ , a distance of 1311.77 feet to an iron rod set for a corner;

THENCE:  $N 89^{\circ}58'15'' W$ , a distance of 545.53 feet to an iron rod set for a corner in the west line of a T.E.S.Co. Easement;

THENCE: with said easement line,  $S 00^{\circ}01'29'' W$ , a distance of 442.57 feet to the place of beginning and containing 55.222 acres of land, more or less;

II.

That the following special terms and conditions are hereby imposed as a part of this ordinance:

1. 18 units per acre overall density.
2. All current Multi-Family-1 standards.
3. Developer to bear the cost of all utility requirements requested by the Staff, including cost of oversized lines.

III.

That the site plan as finally approved with all stipulations contained therein shall be marked Exhibit "A", attached hereto and made a part hereof as if fully set out herein. See Case No. 830713.

IV.

That nothing contained herein shall be construed as relieving the owner of the land described hereinabove of compliance with all other ordinances or charter of the City of Grand Prairie, Texas, or laws of the State of Texas relating to the development of land or construction of buildings in said City, nor shall this ordinance be construed as relieving the owner of said land of compliance with all other provisions of Ordinance No. 2299 and its amendments, same being the Comprehensive Zoning Ordinance of said City, unless specifically modified by the passage of this ordinance.

V.

It is further provided that in case a section, clause, sentence or part of this ordinance shall be deemed or adjudged by a court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair or invalidate the remainder of this ordinance.

VI.

All ordinances, or parts of ordinances in conflict herewith are specifically repealed.

VII.

That this ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS this the 23rd day of           , 1983.

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Mayor, City of Grand Prairie, Texas

ATTEST:

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City Secretary

P&Z Case No. 830713